



**MEETING OF THE CITY COUNCIL
City Council Chambers
448 East 1st Street, Room 190
City of Salida, Colorado
Tuesday, October 21, 2014 6:00 p.m.**

The City Council may take action on any of the following agenda items as presented or modified prior to or during the meeting, and items necessary or convenient to effectuate the agenda items.

- I. REGULAR MEETING CALLED TO ORDER**
- II. PLEDGE OF ALLEGIANCE** – Led by Mayor Jim Dickson
- III. ROLL CALL**
- IV. CITIZEN PARTICIPATION** – 3 minute time limit. *Citizen participation is for items not on the agenda and for agenda items that are not scheduled public hearings.*

Rick Ramsey of Salida stated that he owns several pieces of art by Dave Larcom. There are several businesses in the City who would like Larcom's murals and he was in full support of the businesses having the ability to do so.

Ed Berg of Salida wanted to thank the staff members for compiling the budget. The budget is not easy to understand, but the staff stuck with the statutory requirements. Operations are tight; the petition is looking to move expenditures from operating to capital. He continued to state the proposal is to enlarge an already large capital budget. He requested that the city council respond as to how the budget would be changed before there is an election.

Chuck Rose of Salida requested each member to describe how the city would deal with the ramifications of the 2A initiative. He continued to request that the Council not have staff formulate the solutions. Rose stated that the Council needs to prioritize the cities expenditures because people are more important than things. In closing Mr. Rose stated that you can remove things and have a community, but if you remove people you no longer have a community.

Dave Larcom of Salida requested some leniency to paint murals in Salida. He said the mural on the Bowling alley will look magnificent, and if it doesn't, then he will cover it up himself.

Minoka Griesenbeck of Salida wanted to ask the council how the City managed to have a well-functioning Fire and Police before the 2A was passed in 2008.

Cathy Chochon of Salida felt it was a valid special election to have before the people. She felt the original 2A was a bait and switch with the taxpayers. She was very disappointed that the funds were going to emergency personnel. She continues to say the fees were unreasonable at the SteamPlant and the City needs bring the price down to bring the number of rentals up. Chochon stated that the City should discontinue dental insurance for the City employees because many people in the

community do not have dental insurance and it would only be fair. Chochon felt the City needed an outside counsel for the NRCDC conversation because two weeks is not long enough. The Mayor thanked Ms. Chochon.

V. PROCLAMATION – CITIES AND TOWNS WEEK

Mayor Dickson read the proclamation aloud to the City Council and the members of the public who were present.

VI. PRESENTATION

a. Sports Combines – Estes Banks

Mr. Banks introduced himself and spoke about sports complexes. In his presentation he mentioned among other topics that the size of the youth athletic market is a 7 billion dollar industry and there's an opportunity to put together a sports complex for Salida and Buena Vista. Mr. Banks concluded by thanking the Council.

b. Urban Deer – Jim Aragon/Emily Katsimpalis

Katsimpalis introduced Jim Aragon and gave a brief background on the subject matter that Mr. Aragon would be speaking on. The urban deer taskforce had suggested the use of GonaCon. Aragon introduced himself as the Regional Wildlife Manager. He stated that there have been special deer seasons north of 50, east of 285 and south of 291. A total of 130 doe tags were issued for the area with about 113 in that area last year. Additionally, several state wildlife areas have been opened to hunting including Mt. Shavano wildlife area and Mt. Ouray wildlife area. Aragon continues to say the areas are open for deer hunting, archery, slug shotguns, and muzzle loaders. Aragon stated that GonaCon is not approved on the deer and testing has not been completed in an open environment within a city.

VII. NEW BUSINESS

Hallett introduced a letter with various motions to be considered under New Business. Baker stated that the New Business section of the agenda is to add things to the next agenda. Brown asked if it would be agreeable for Hallett to read the motions into the record and discuss them at a later time.

Yerkey stated that at the end the Council can vote as to whether it should be added to a future agenda.

Hallett read the motions in the letter aloud.

Brown motioned to have the letter added to a future agenda either individually or collectively for discussion. Hallett seconded the motion.

Rogers felt that it should be discussed in executive session and that it was improper to discuss in open session.

In a 3-4 vote, THE MOTION FAILED. Rogers, Baker and Yerkey had the dissenting votes. Mayor Dickson broke the tie with a dissenting vote and the motion failed to pass.

VIII. SCHEDULED ITEMS – 5 minute time limit. *The Council would like to hear different viewpoints of all citizens and needs to conduct its business in an orderly and efficient manner. Public comments will be taken during scheduled public hearings. Comments should be concise and not repetitive.*

1. Consent Agenda (Christian Samora)

- Approval of Agenda
- Approval of Minutes: October 2, 2014
- Property and Special Event Liquor Permit Requests: (1) Salida Elks Lodge Special Event Liquor License – November 11, 2014; (2) Salida Elks Lodge Special Event Liquor License – November 22, 2014; (3) New Year's Day 5k Run Walk – January 1, 2015;
- Street Closures: (1) Light up Salida! Holiday Parade – November 28, 2014; (2) Arkansas Headwaters 25th Anniversary – November 7, 2014

Yerkey motioned to combine and approve the items on the Consent Agenda. Rogers seconded the motion. With all in consensus, THE MOTION CARRIED.

2. Tree Board Plan for 2015 (Marilyn Moore)

Resolution 2014-75 approving the Salida Tree Board 2015 Work Plan.

Moore thanked the Council and urged more care be given to the street trees because more trees are being removed than are being planted in the city. She continued to say that City crews are skilled at removing tree, but the City should be budgeting \$30,000 per year for pruning. Moore stated that the \$80.00 adoption fee is to cover the cost of the tree as well as transportation for the tree. Monika Griesenbeck of Salida felt the Tree Board Meetings should be in a more public place and should not be at Café Dawn. Additionally she stated that a different meeting time may also be beneficial.

Moore stated that the next Tree Board Meeting will be at River's Edge.

Brown asked if the plan was in the City Council Packet, MacDonald replied that it was not and Council can continue the item until the next meeting.

Rogers motioned to approve Resolution 2014-75, a resolution of the City Council, City of Salida approving the 2015 annual work plan of the Salida Tree Board. Yerkey seconded the motion.

Rogers withdrew the motion.

Brown motioned to continue Resolution 2014-75 until the next meeting, Baker seconded the motion. With all in favor, THE MOTION CARRIED.

3. Adoption of Fee Schedule (Jan Schmidt)

Resolution 2014-76 establishing or updating fee schedules pursuant to various chapters of the Salida Municipal Code.

Schmidt gave a brief background of the fee schedule.

Hallett asked about the appeal fee being \$450 and felt that would be discouraging.

MacDonald stated the fee is \$150 plus a retainer for any kind of outside review. The retainer is twice as much as the application fee, which is how it comes to \$450.

Schmidt explained that the SteamPlant fees are not changing and are competitive with other venues.

Hallett did not think it was the intent to have the SteamPlant used for weddings.

Rogers stated that people are also using the theatre in the facility.

MacDonald stated that bringing people in from out of town is beneficial to business and trying to increase cost recovery.

Brown asked if there was any consideration to be given to a letter that the Deputy City Clerk delivered to the city council shortly before the meeting.

Rogers felt that the Council was short on time.

MacDonald stated that the fee schedule is not a new document and has been essentially the same for several years.

Yerkey felt the letter was too late.

Brown felt increases in water sewer fees should be justified by increased cost instead of being based on the rate study.

Rogers stated that the City has been concerned about not taking out a loan at any time and that essentially all of the water reserves have been used and have dipped into sewer reserved. The fund needs to be built back up so that other improvements can be made.

Brown stated that it wasn't long ago that the Council approved to double the water treatment plant when it was not needed. Brown could not support an increase in water and sewer fees without an increase in expenses.

Discussion continued.

Rogers motioned to approve Resolution 2014-76, a resolution of the City Council of the City of Salida, Colorado establishing or updating fee schedules pursuant to various chapters of the Salida Municipal Code. Baker seconded the motion.

Hallett did not see any justification for the increase of water and sewers fees.

Yerkey felt that 2.9% is a fair cost of living increase.

Baker stated that they will be facing major costs in the future.

Bowers had a problem with the water, sewer and the SteamPlant fees. He was also concerned about the Open Records fees.

Rogers felt it was interesting that councilmembers want the SteamPlant to pay for itself but not have the fees for it to do so.

Bowers thought maybe a non-profit could take it over.

In a 4-3 vote, THE MOTION CARRIED. Hallett, Bowers and Brown had the dissenting votes. Mayor Dickson broke the tie by voting in favor and the motion passed.

4. Certification of Delinquencies (Jan Schmidt)

Resolution 2014-77 certifying delinquent charges, assessments, or taxes to the Chaffee County Treasurer to be added to the 2014 tax roll.

Schmidt gave a background on the Resolution.

Yerkey motioned to approve Resolution 2014-77, a resolution certifying delinquent water, sewer and special charges to the Chaffee County Treasurer to be added to the 2014 tax role, and authorizing the Mayor and City Clerk to sign the order. Baker seconded the motion. With all in consensus by a roll call vote, THE MOTION CARRIED.

5. Adoption of Pay Plan, First Reading (Jan Schmidt)

Ordinance 2014-27 amending the employee pay plan encompassing compensation policies and salary ranges.

Schmidt back background and mentioned that the pay plan does not change the low or the high end of the pay scale.

Hallett felt the arts and recreation director position was backdooring the position into the plan.

Schmidt stated that the position was in the current pay plan.

Hallett felt the Council was told that the position was not created.

Bowers thought he was told that the director's position would not be hired for.

Schmidt stated that the positions are in the policy document, but are not necessarily going to be filled.

MacDonald stated that it is similar to the Fire Marshall position. It exists, but will not necessarily be filled.

Brown asked if the increase in minimum would give those at the bottom a raise.

Schmidt stated that without the adjustment, then employees would drop off the bottom of the pay scale.

MacDonald stated that having an accurate salary ranges is very important with recruitment.

Rogers stated that the Mayor's proclamation was appreciation for probably the best service staff in Town.

Baker motioned to adopt Ordinance 2014-27, an ordinance of the City Council of the City of Salida, Colorado amending the 2015 pay plan policy encompassing compensation policies and salary ranges; setting a public hearing for November 4, 2014 and ordering the ordinance to be published in full. Rogers seconded the motion.

Hallett felt the increases could not be justified and it does not include the merit.

Baker stated that the City's salaries are still only 85-90% of salaries in other organizations and the private sector.

Rogers stated that in 5 of the last 12 years there were no pay increases.

Brown stated that it is not to do with pay, but with wage brackets.

Yerkey mentioned that the 2.9% cost of living needs to be considered.

In a 4-3 vote, THE MOTION CARRIED. Hallett, Bowers and Brown had the dissenting votes. Mayor Dickson broke the tie by voting in favor and the motion passed.

6. Amendment to the NRCDC Development Agreement, First Reading (Karl Hanlon & Dara MacDonald) Resolution 2014-78 approving the fourth amendment to the Development Agreement with the Salida Natural Resource Development Corporation.

Hanlon gave background on the amendment to the NRCDC agreement.

Rogers asked if this was discussed at the NRC meeting earlier in the day.

Baker stated that it was discussed at the last meeting. The only question is that if they wanted to go back to the 63-20, would they be able to.

Jim Miller stated that he could answer any questions the Council may have.

Brown stated that he is reiterating his position on the NRCDC Corporation and that an exhaustive review was never completed.

Yerkey stated that Brown did not complete a summary as he said he would.

Discussion Continued.

Hanlon stated that no one has attempted to obtain the 63-20 designation again, so there may be other, more appropriate means for a similar designation.

Jim offered to take any and all Council members through the NRCDC Budget, so that they may have a better understanding of it.

Yerkey motioned to approve Resolution 2014-78, a resolution approving the fourth amendment to the Development Agreement with the Salida Natural Resource Development Corporation. Baker seconded the motion. In a 5-1 vote, THE MOTION CARRIED. Hallett had the dissenting vote.

7. Workforce Housing RFQ (Dara MacDonald)

Osborn gave a brief overview of the agenda item.

Hallett felt the cart was before the horse and she would not be comfortable with the situation.

Osborn stated that the City has been talking about this for quite some time.

Hallett stated that the date should be pushed out.

Osborn stated is that this is to drive interest in the Salida community.

Brown asked how much of his time was being spent on this project. Osborn stated that it was not a very significant amount of time because he already has background and he felt it fell under his umbrella of responsibilities.

Hallett felt that there would have to be money spent by the City on the project.

MacDonald stated that workforce housing is something that is clearly needed. She reminded the Council that the City has control over the property and the NRCDC cannot transfer property without permission from Council.

Yerkey motioned to direct staff to proceed with issuing the request for qualifications and interest, incorporating and suggestions or changes made by the Council during discussion. Rogers seconded the motion.

Baker felt that it is very important; the Vanderveer property is probably the single most valuable asset that the City will have for the next hundred years.

Brown would like to see estimates of any time involved and stated that NRCDC costs should be added into the budget and be completely forthcoming and transparent.

Yerkey felt that workforce housing was the responsibility of the city.

With all in consensus, THE MOTION CARRIED.

8. Administrator/City Attorney/Deputy City Clerk

a. City Administrator Report – Dara MacDonald

MacDonald discussed several potential locations for the recycling facility to move it out of a residential neighborhood. The various locations included city owned property as well as property that would need to be purchased by the City.

Monarch Investments and Monarch Mountain are interested in partnering with the city to advertise Salida with a kiosk at Monarch Mountain. The total cost of the kiosk would be approximately \$10,000 and with the direction of the City Council, the City would share in half the cost.

Baker motioned to approve partnering with Monarch Mountain, Brown seconded the motion. In a 5-1 vote, THE MOTION CARRIED. Brown had the dissenting vote.

There will be new holiday decorations for 2014 since all of the old decorations were retired. The new decorations will include lights to outline the Touber Building and flags on poles in the downtown area.

MacDonald had received a request for the City to look at the parking limitations along lower E Street near the Lewis and Glenn Funeral Home. She continued to say that Chief Clark visited the site and recommended that 2 hour parking limits be initiated in the area. MacDonald stated that unless there is objection from Council, staff will proceed to make the changes.

MacDonald reported that Habitat for Humanity is interested in developing their

property at the corner of 1st and C Streets unless the City is interested in trading for another property.

MacDonald referenced a request from Arkansas Headwaters Recreation Area to utilize city facilities.

Following up on a prior discussion, MacDonald reported that the five minute limit on public comment was added after a discussion with the Mayor because according to the Salida Municipal Code and Colorado Revised Statutes state that the Mayor presides over all meeting of the City Council. After a brief discussion, the Council was in general agreement to remove the time limit on scheduled items.

The City was awarded a \$469,176 grant from CDOT to complete the HWY 50 streetscape project between HWY 291 and Palmer long HWY 50.

MacDonald attached several photos of the pool project progress and gave a brief update.

Included with MacDonald's report was a thank you letter from the Cotopaxi 4th graders who visited City Hall.

Also included was a thank you letter from the Town of Springfield for a police car that was donated by the City.

MacDonald reminded the City Council that the intergovernmental meeting would be on October 29th at Grimo's in Poncha Springs and that the Salida Holiday Party would be on December 6th.

MacDonald Confirmed that the November 4th meeting is to start at 6pm for a land use public hearing.

b. City Attorney Report – Karp, Neu, Hanlon, PC

Hanlon reminded the City Council that they will have a land use hearing at the next meeting and they will need to be prepared to reviewed and make a decision based upon what they are presented with that night.

c. Deputy City Clerk Report – Christian Samora

No report.

9. Elected Official Reports

- City Treasurer – Cheryl Brown-Kovacic

- Brown-Kovacic provided the sales tax report and highlighted that \$441,000 was received in sales tax for August, which was 5.4% higher than 2013.

- City Clerk – Betty Schwitzer

Schwitzer reported that the proponents of the 2A initiative have returned their petitions to City Hall for review and to determine whether they are sufficient. She continued to say that if they are sufficient, then City Council would have 20 days to adopt the Ordinance. If the City Council decided not to adopt the Ordinance, then an election would need to be scheduled 60 to 150 days after the petitions were declared to be sufficient.

- Mayor – Jim Dickson – Dickson asked if the caboose flag poles are on order.

MacDonald was not entirely positive, but will find out.

- City Council- Keith Baker, Michael Bowers, Melodee Hallett, Eileen Rogers, Hal Brown and Tom Yerkey.

IX. EXECUTIVE SESSION –

- **Rogers motion to enter into Executive Session for discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or elected official; the appointment of any person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees. Baker seconded the motion.**

AND THE FOLLOWING ADDITIONAL DETAILS ARE PROVIDED FOR IDENTIFICATION

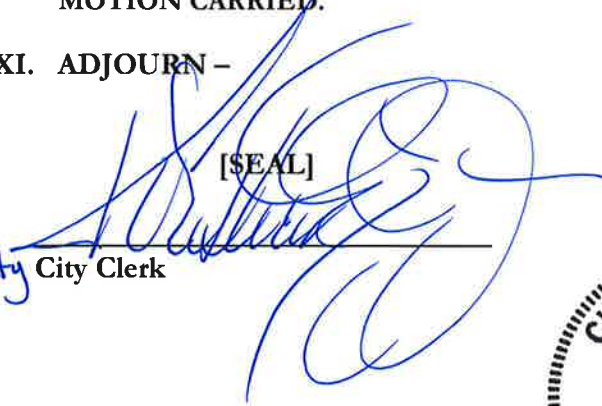
PURPOSES: City Attorney/Legal Services review.

X. REPORT/ACTION ON EXECUTIVE SESSION MATTERS

Bowers stated that the issue at hand was discussed; no decisions will be made and the issue will be tabled until a later date.

Bowers motion to adjourn at 10:27 P.M., Brown seconded the motion. With all in consensus, THE MOTION CARRIED.

XI. ADJOURN -


[SEAL]
Deputy City Clerk



Mayor

